

2006-06-05

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination
540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS" application in its entirety. All questions must be answered. If a question is unknown at this time or not applicable, please explain. Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
www.dnrec.state.de.us/DNRECals/
data1ml.udel.edu/
www.state.de.us/deptagrd/

1. Project Title/Name: Paul Kase <i>Delaware Realty</i>		
2. Location: plantation & Shady Road		
3. Parcel Identification #: 3-34 511.01 & 05	4. County or Local Jurisdiction Name: Sussex	
5. Owner's Name: Paul Kase		
Address: 223 2nd Street		
City: Lewes	State: DE	Zip: 19958
Phone:	Fax:	Email:
6. Applicant's Name: Paul Kase		
Address: 223 2nd Street		
City: Lewes	State: DE	Zip: 19958
Phone: 645-2056	Fax:	Email:
7. Engineer/Surveyor/Architect: John Laster/Design Ideas		
Address: 410 Pilottown Road		
City: Lewes	State: DE	Zip: 19958
Phone: 645-2100	Fax:	Email:
8. Please Designate a Contact Person, including phone number, for this Project: Timothy G. Willard		
856-7777		

Information Regarding Site:		
9. Area of Project(Acres +/-): 37,392 square feet		
10. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Community <input type="checkbox"/> Developing <input checked="" type="checkbox"/> Environmentally Sensitive <input type="checkbox"/> Secondary Developing <input type="checkbox"/> Rural		
11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications. N/A		
12. Present Zoning: AR-1	13. Proposed Zoning: C/U or B-1	
14. Present Use: Residential	15. Proposed Use: Professional Office Suites	
16. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: Residential - none known		
17. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: <div style="display: flex; justify-content: space-between;"> <div> New Castle <input type="checkbox"/> Suburban <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Other <input type="checkbox"/> </div> <div> Kent <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Outside growth zone <input type="checkbox"/> </div> <div> Sussex <input checked="" type="checkbox"/> Town Center <input type="checkbox"/> Developing <input type="checkbox"/> Environ. Sensitive Dev. District <input checked="" type="checkbox"/> Low Density <input type="checkbox"/> </div> </div>		
18. Water: <input type="checkbox"/> Central (Community system) <input checked="" type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name: What is the estimated water demand for this project? How will this demand be met?		
19. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name:		
20. If a site plan please indicate gross floor area: 6000		
21. If a subdivision: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use single lot OFFICE location		
22. If residential, indicated the number of number of Lots/units: Gross Density of Project: Net Density Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..		

23. If residential, please indicate the following:
 Number of renter-occupied units:
 Number of owner-occupied units:

Target Population (check all that apply):
 Renter-occupied units
☐ Family
☐ Active Adult (check only if entire project is restricted to persons over 55)
 Owner-occupied units
☐ First-time homebuyer - if checked, how many units
☐ Move-up buyer - if checked, how many units
☐ Second home buyer - if checked, how many units
☐ Active Adult (Check only if entire project is restricted to persons over 55)

24. Present Use: % of Impervious Surfaces: Proposed Use: % of Impervious Surfaces:
 Square Feet: See site plan Square Feet:

25. What are the environmental impacts this project will have?

How much forest land is presently on-site? How much forest land will be removed?

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☐ Yes ☒ No

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☒ No

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☒ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☒ No If "Yes", please include this information on the site map.

27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☐ Yes ☒ No

Are the wetlands: ☐ Tidal Acres
☐ Non-tidal Acres

If "Yes", have the wetlands been delineated? ☐ Yes ☐ No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☐ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ☐ No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands ☐ Yes ☒ No

28. Are there streams, lakes, or other natural water bodies on the site? ☐ Yes ☒ No

If the water body is a stream, is it: ☐ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☐ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☐ Yes ☐ No If "Yes", please describe:

SMALL OFFICE BUILDING.

29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?
☐ Yes ☒ No
 If yes, please list name:

30. List the proposed method(s) of stormwater management for the site:
RETENTION PONDS AS REQUIRED.
 Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.):
 Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes ☐ No

31. Is open space proposed? ☒ Yes ☐ No If "Yes," how much? Acres Square Feet **5,000 ±**
 What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?
 Where is the open space located?
 Are you considering dedicating any land for community use (e.g., police, fire, school)? ☐ Yes ☒ No

32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? ☐ Yes ☒ No If "Yes," what are they?

33. Is any developer funding for infrastructure improvement anticipated? ☒ Yes ☐ No If "Yes," what are they?
WHEN OFFICE BUILDING IS BUILT - BASINS - PAVING ETC.

34. Are any environmental mitigation measures included or anticipated with this project? ☒ Yes ☐ No
 Acres on-site that will be permanently protected
 Acres on-site that will be restored
 Acres of required wetland mitigation **YES**
 Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed
 Buffers from wetlands, streams, lakes, and other natural water bodies

35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☐ Yes ☒ No

36. Will this project generate additional traffic? ☐ Yes ☐ No **VERY SLIGHT AMOUNT.**
 How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season **40 TO 60**
 What percentage of those trips will be trucks, excluding vans and pick-up trucks? **10% - 15% EST.**

37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders.
ENTRY ON TO SHADY LAKE 2 WAY ROAD 1-ENTRY/EXIT
SEE PLAN ATTACHED

38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? ☐ Yes ☒ No

39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. *NONE*

40. Are there existing or proposed sidewalks? ☐ Yes ☒ No; bike paths ☐ Yes ☐ No
Is there an opportunity to connect to a larger bike/pedestrian network? ☐ Yes ☒ No

41. Is this site in the vicinity of any known historic/cultural resources or sites? ☐ Yes ☒ No
Has this site been evaluated for historic and/or cultural resources? ☐ Yes ☒ No
Will this project affect, physically or visually, any historic or cultural resources? ☐ Yes ☒ No
If "Yes," please indicate what will be affected (Check all that apply)
☐ Buildings/Structures (house, barn, bridge, etc.)
☐ Sites (archaeological)
☐ Cemetery
Would you be open to a site evaluation by the State Historic Preservation Office? ☒ Yes ☐ No

42. Are any federal permits, licensing, or funding anticipated? ☐ Yes ☒ No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?
☐ Yes ☒ No
If yes, please List them:

44. Please make note of the time-line for this project: *Would like to start planning project THIS FALL of '04*

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

T. Willard ADY for Paul Hesse *6/1/04*
Signature of property owner or contract buyer Date

John M. Lester *May 27/04*
Signature of Person completing form Date
(If different than property owner)

JOHN M. LESTER / DESIGNER

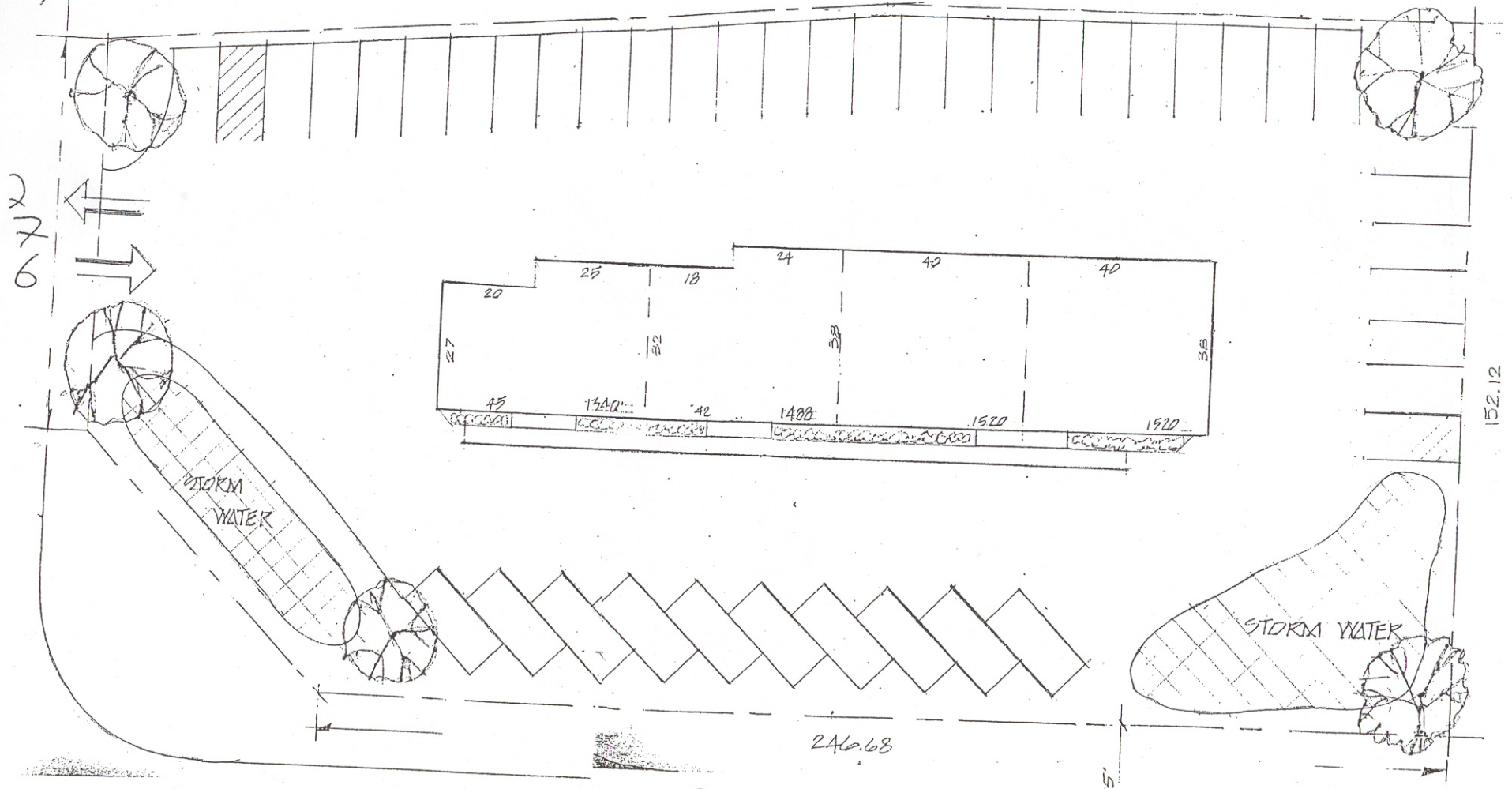
This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. Please be sure to note the contact person so we may schedule your request in a timely manner.

Paul Kass

C/4

Professional Office Days

Shady Road.








075
Plantation

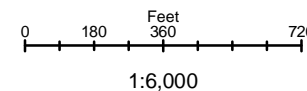
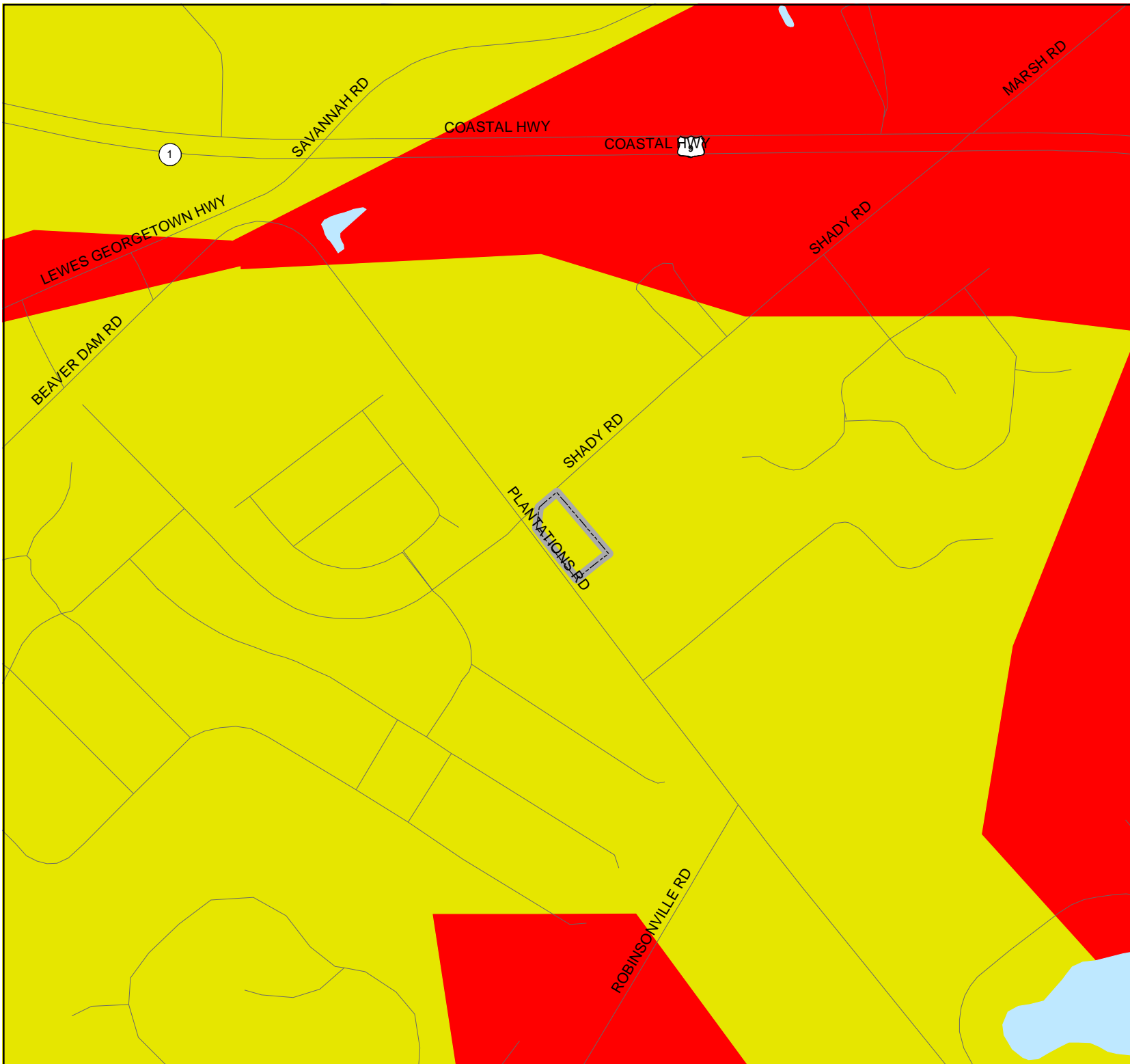
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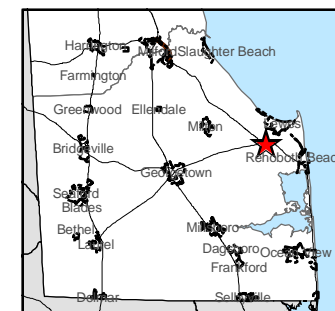
-  Project Area
-  Municipalities
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights

State Strategy Level

-  Community
-  Developing Area
-  Secondary
-  Sensitive
-  Rural



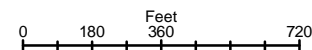
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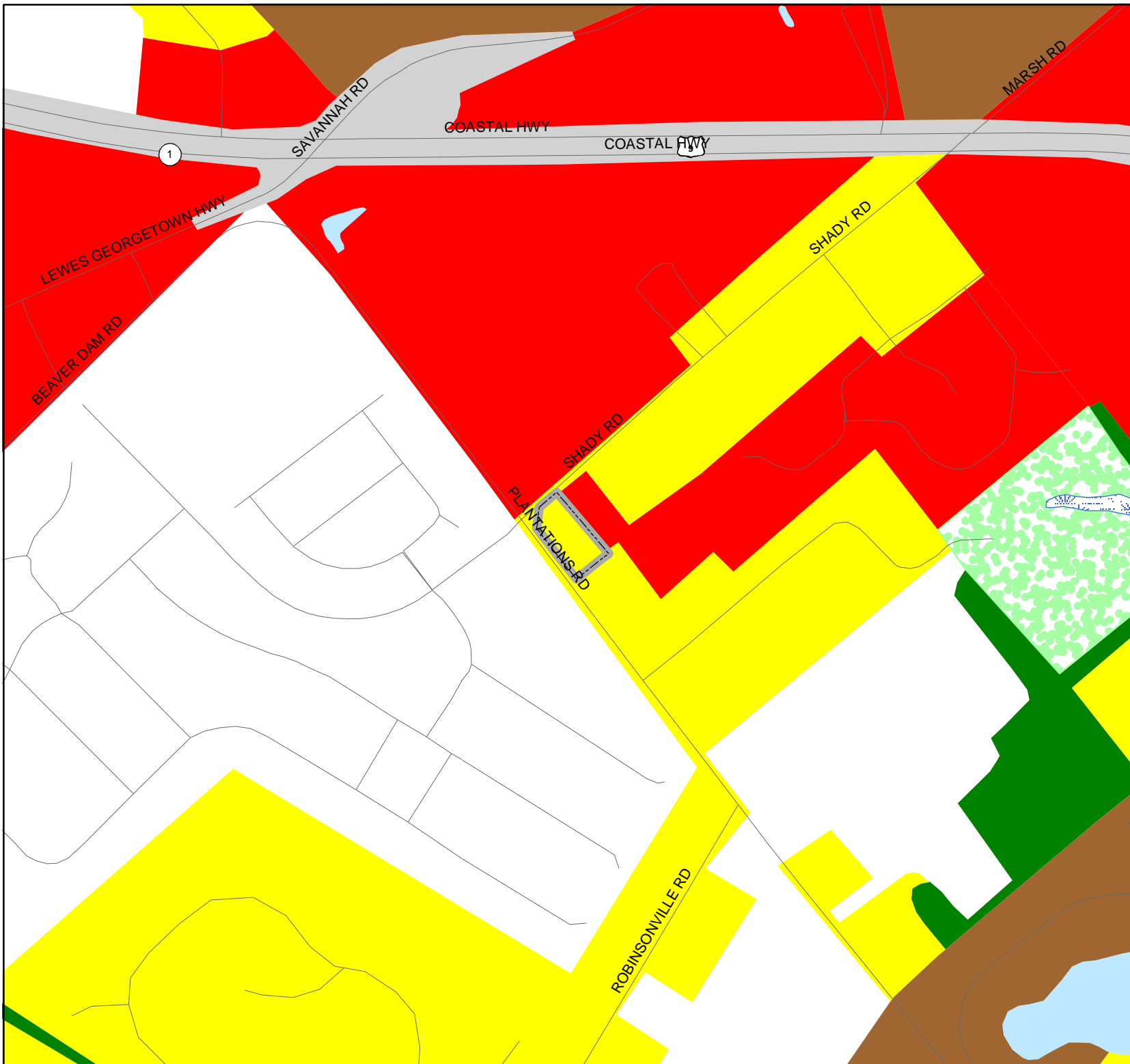
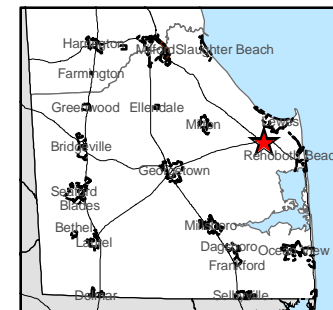
-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



1:6,000



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2002 False-Color

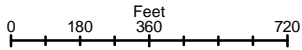
InfraRed Orthophotography



Project Area



Municipalities



1:6,000



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